Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$84,500.00.**

Affiant

Subscribed and sworn to before me this 25 day of September, 2009

Notary Public
My Commission expires: My Commission Expires October 10, 2009
(Affix Seal)

BARBARA T. HODGE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Anna C. Carella	Bank of America	094-01-0-240.00
905 S. 12th Street	P.O. Box 1675	
Nashville, TN 37206	Coraopolis, PA 15108	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cornerstone Investments, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Anna C. Carella, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 3 on the Map of Mabelle Subdivision, of record in Book 547, page 139, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Cornerstone Investments, Inc., by Substitute Trustee's Deed from Patrick Taggart, Substitute Trustee, on July 9, 2009, of record in Instrument Number 20090715-0066282, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 139, Register's Office Davidson County, Tennessee.

This is improved property known as: **905 S. 12th Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this September 25, 2009.

Cornerstone Investments, Inc.

By Lane Wallace

BILL GARRETT, Davidson County
Trans:T20090066562 DEEDWARR
Recvd: 09/30/09 13:43 2 pgs
Fees:13.00 Taxes:312.65
20090930-0090818

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of September, 2009, before me, appeared Lane Wallace to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Cornerstone Investments, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Lane Wallace acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Elizabeth Maison

NOTARY PUBLIC

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires:

4·15·12